



Otay Ranch

Preserve Owner/Manager (POM)

Policy Committee Meeting

January 23, 2008



Agenda

- I. Call To Order
- II. Approval of Meeting Minutes
- III. Public Comment on items not related to Agenda
- IV. Status Reports
- V. Conveyance Acceptance Strategy
- VI. Non-Otay Ranch Project Mitigation Land Program
- VII. Long-Term Management Plan
- VIII. Finance/CFD 97-2 Update
- IX. Eastern OVRP Trails Planning
- X. Discussions with the San Diego National Wildlife Refuge
- XI. Proposed 2008 POM Meeting Schedule
- XII. Adjournment

IV.A. Status of Otay Ranch Projects

County of San Diego

- Elimination of Conveyance Plan and the CSS Restoration Requirement *(GPA initiated by Otay Project L.P.)*
- Environmental Subdivision – Otay Mesa *(TPM initiated by McMillin)*
- Boundary Adjustments (2) – Otay Mesa *(BAs initiated by McMillin)*
- Village 13 – Resort and Preserve Community *(initiated by Otay Project L.P.)*
- Adoption of Phase 2 RMP and Preserve Boundary Modifications *(Board Policy I-109 Otay Ranch document amendment initiated by County)*

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IV.A. Status of Otay Ranch Projects (cont'd)

City of Chula Vista

2005 / 2006

- Race events located within Otay Ranch Village 2

2007

- Race events relocated to Rim Rock Quarry
- Application for a permanent facility received in August

2008+

- Staff required additional time to discuss permanent facility
- Separate CUP application for interim racing has been submitted
- Projects (interim & permanent) will be processed concurrently

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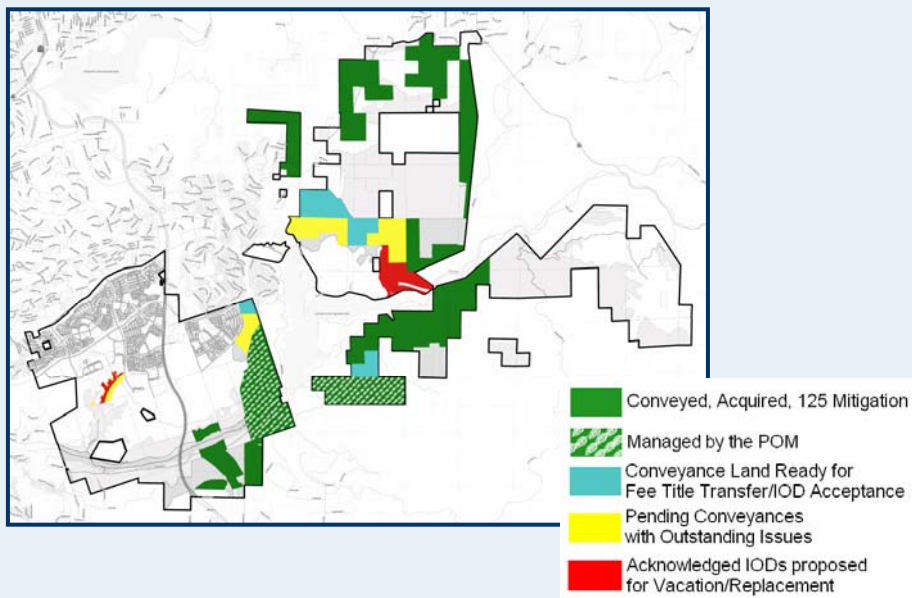
IV.A. Status of Otay Ranch Projects (cont'd)

County & City of Chula Vista

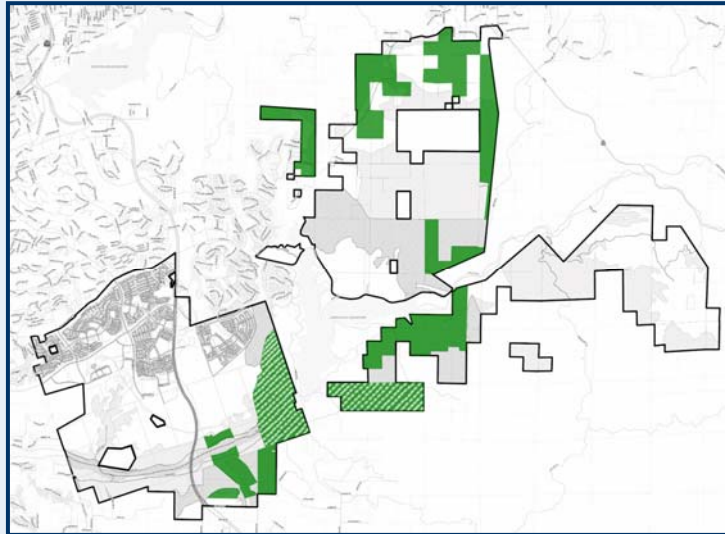
- Wolf Canyon IOD Vacation/Replacement (*initiated by Otay Project L.P.*)
- OVRP Trails Coordination

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IV.B. Preserve Status

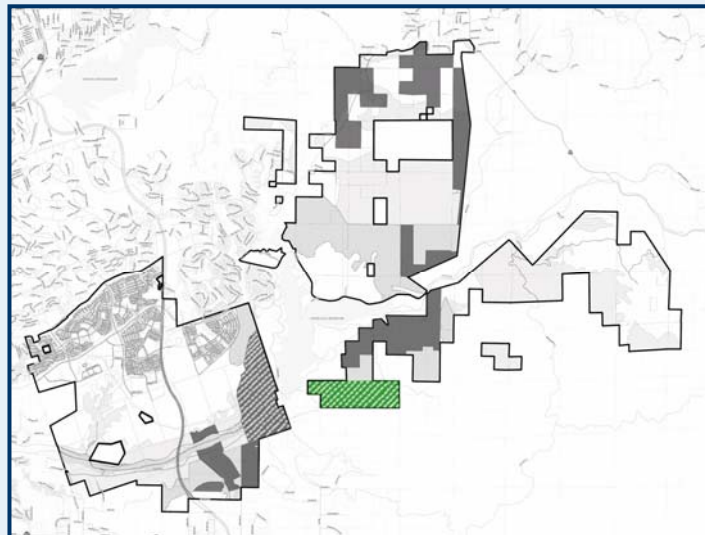


IV.B.1 Conveyed/Acquired/125-Mitigation
Lands ~ **3,250 ac**



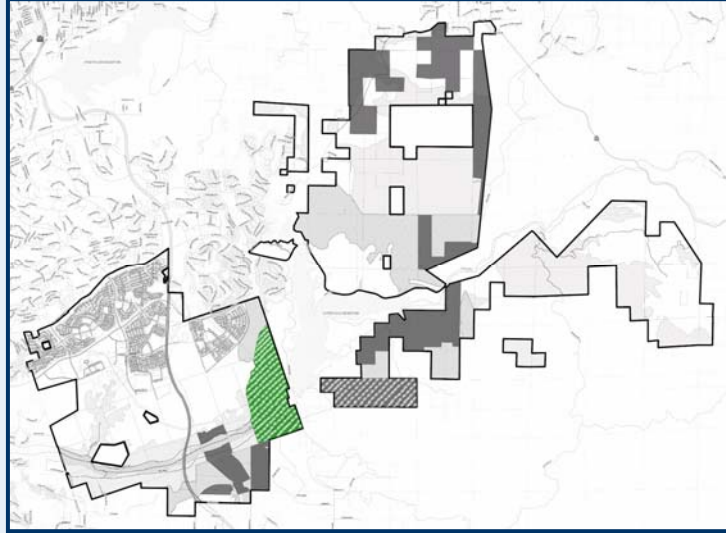
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McMillin Conveyance – 517.42 acres



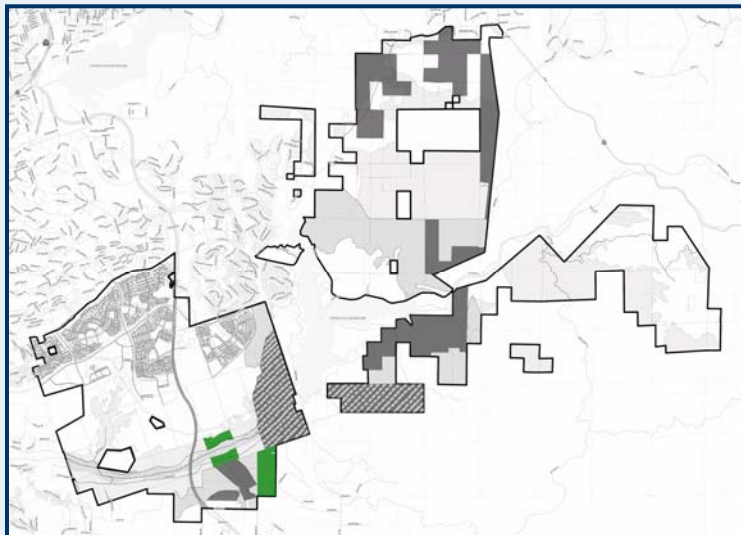
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City Owned Land – 776 acres



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County Acquisitions – 205.05 acres



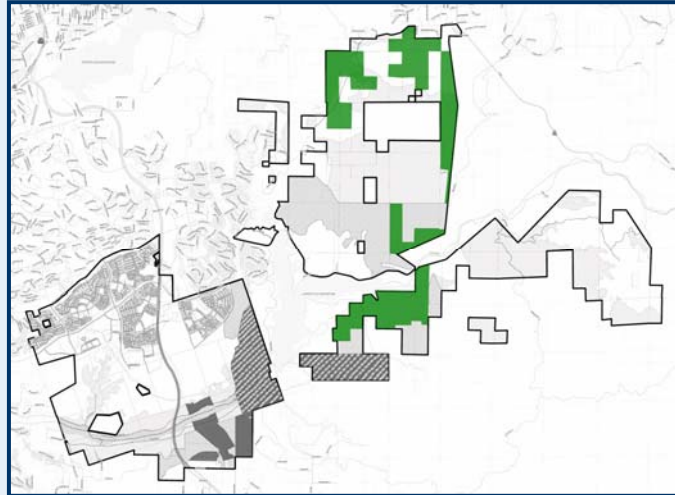
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3rd Party Acquisitions

Preserve: 1,507.7 acres

Developable Land: 1,685.3 acres

Total: 3193 acres



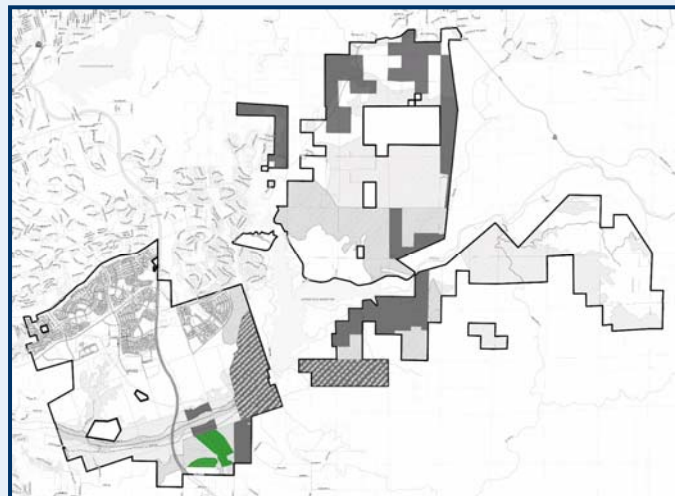
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SR125 Mitigation Land

Preserve: 146.1 acres

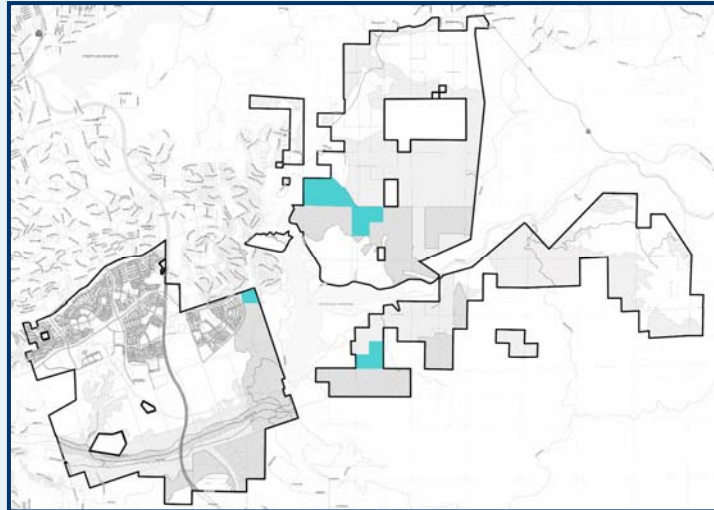
Developable Land: 52.6 acres

Total: 198.7 acres



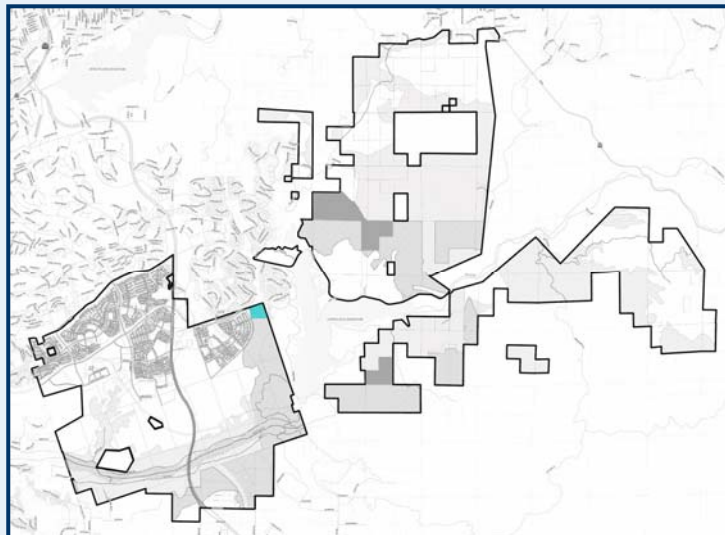
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IV.B.2 Pending Fee Title Transfers/IOD Acceptance ~ **565 ac**



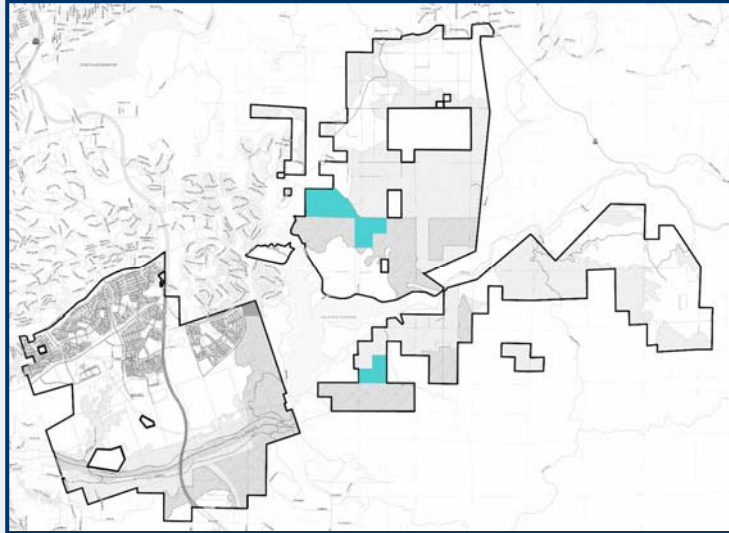
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Brookfield Shea - 40.607 ac



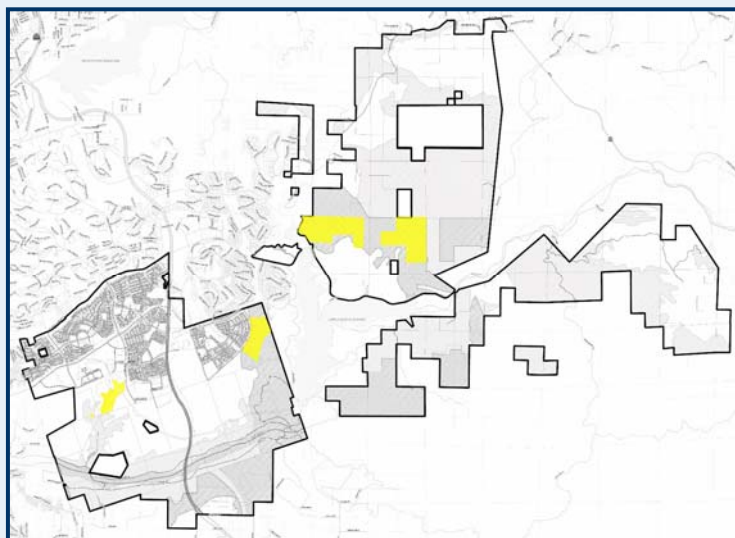
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Otay Project - 524.921 ac



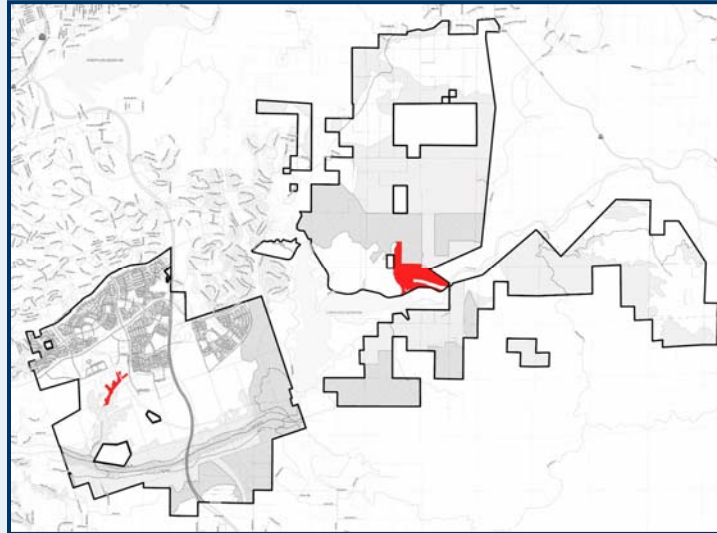
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IV.B.3. Pending Conveyances with outstanding issues ~ 740 ac



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IV.B.4. Acknowledged Conveyances proposed for Vacation/Replacement



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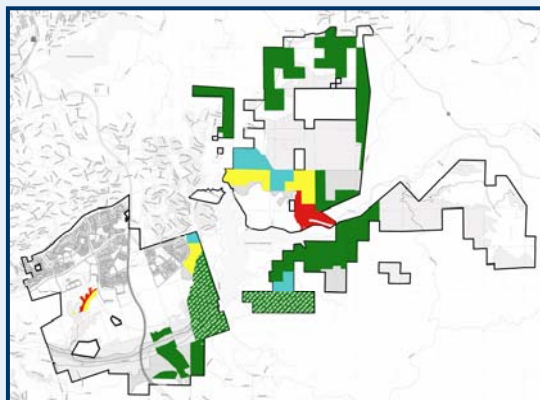
IV.B.5. Preserve/Development Balance

Preserve

- ~ 4,800 ac (42%) committed to Preserve
 - ~3,250 ac (29%) dedicated to open space preserve
 - ~1,293 ac managed by the POM
- ~ 6,575 ac (58%) available for conveyance

Development

- ~ 4,000 ac (42%) development built or acquired by 3rd party
- ~ 5,600 ac (58%) available for development



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V. Conveyance Acceptance Strategy

Fee Title Transfer

- Preferred method of conveyance

~ 2½ month review process

IODs

- Staff directed to amend the RMP to allow greater flexibility and clarify that IODs may be preferred if:
 - CFD funds are not sufficient
 - Area is isolated or access is limited
 - Property has outstanding permit requirements
 - Area undergoing future planning effort

~ IOD Acknowledgement & Acceptance Timeline: ~ 2½ month review process each

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VI. Non-Otay Ranch Project Mitigation Land Program

Eligibility Criteria

- Located within the Otay Ranch Preserve boundary
- Contractual Agreement
- Cost Analysis
- Land Management Standards
- Land is free of environmental contamination liabilities
- Legal and physical access

Review Criteria

- Adjacency to land currently being managed by the POM
- Payment proposal

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VI. Non-Otay Ranch Project Mitigation Land Program (cont'd)

Recommendation

Approve Eligibility and Review Criteria for the Non-Otay Ranch Project Mitigation Lands Program and direct POM Staff to draft a program.

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VII. Long-Term Implementation Plan

Status: 30-day public review period to end February 4th

Next Steps: Board must adopt Phase 2 RMP in its entirety prior to implementing this Plan

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VIII. Finance/CFD 97-2 Update

CFD Levy Update

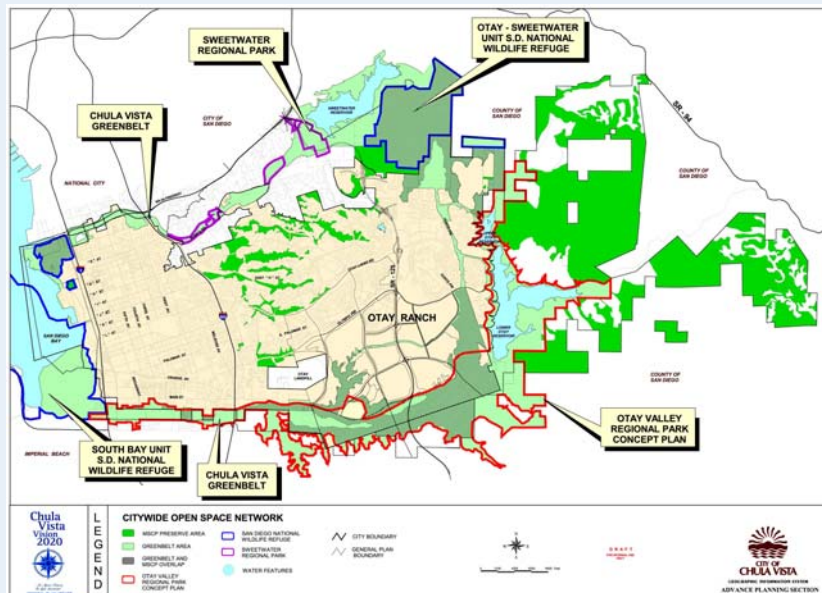
- Beginning Fund Balance (as of 06/30/07) = \$284,044.78
- Projected Revenue from Assessment = \$382,623
- Revenues received (as of 01/18/08) = \$177,179
- 2nd installment due 4/10/08

5 year budget

- Budget has been updated to reflect projected revenue from assessment
- Expenses to date = \$35,553*
* Pending County invoices \$45,056
- Staff is continuing to review and revise cost estimates

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IX. Eastern OVRP Trails Planning



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IX. Eastern OVRP Trails Planning (cont'd)

- Define planning effort details
- Develop plan content and structure
- Define process and timeline

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X. Discussions with the San Diego National Wildlife Refuge Update

Background

- “1995 Baldwin Agreement” and RMP2 state that the Refuge is to operate and maintain lands east of Otay Lakes
- No cost to the Otay Ranch projects

Status

- POM Staff met with Refuge staff on 12/10/07
- POM Staff to write detailed proposal
- Refuge staff to review proposal and discuss with ecological partners, i.e. USFWS Ecological Division, CDFG, Washington, DC Office

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XI. 2008 Proposed POM Meeting Schedule

Preserve Management Team Meetings:

Proposed dates - not confirmed:

March 3 rd :	1:00 - 5:00 pm
March 5 th :	1:00 - 4:00 pm
March 7 th :	1:00 - 4:00 pm
May 28 th :	9:00 am - 12:00 pm
June 10 th :	10:00 am - 12:00 pm
September 10 th :	9:00 am - 12:00 pm or 3:00 - 5:00 pm
September 12 th :	1:00 - 4:00 pm
December 10 th :	2:00 - 5:00 pm

Locations TBD

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XI. 2008 Proposed POM Meeting Schedule (cont'd)

Policy Committee Meetings:

Confirmed:

- **April 30th** – County Administration Center
- **July 17th** – City of Chula Vista
- **October 30th** – County Administration Center

All meetings are to be held from 2-5:00pm

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